HOUSE & LAND PRICE LIST

Prices as at 25th October, 2013

LOCATION	PRICE	HOUSE SIZE (SQ)	LAND SIZE (SQM)
Lot 22 Wyndham Street, Greta Beautiful 4 bedroom home including driveway	$389,950	21	544.7
Lot 8 Filey Street, Greta Spacious 4 bedroom home + media room, large kitchen with Quantum Quartz benchtop, family and rumpus. Home is set on deep land with good back yard. Includes driveway, carpet and ceramic tiling to entry, kitchen and family room. Blinds to habitable openable rooms with windows	$439,950	26.3	648.4

Allcastle Homes Pty Ltd reserves the right to change prices, designs, specifications and materials without notice. Each model has an individual inclusions list.

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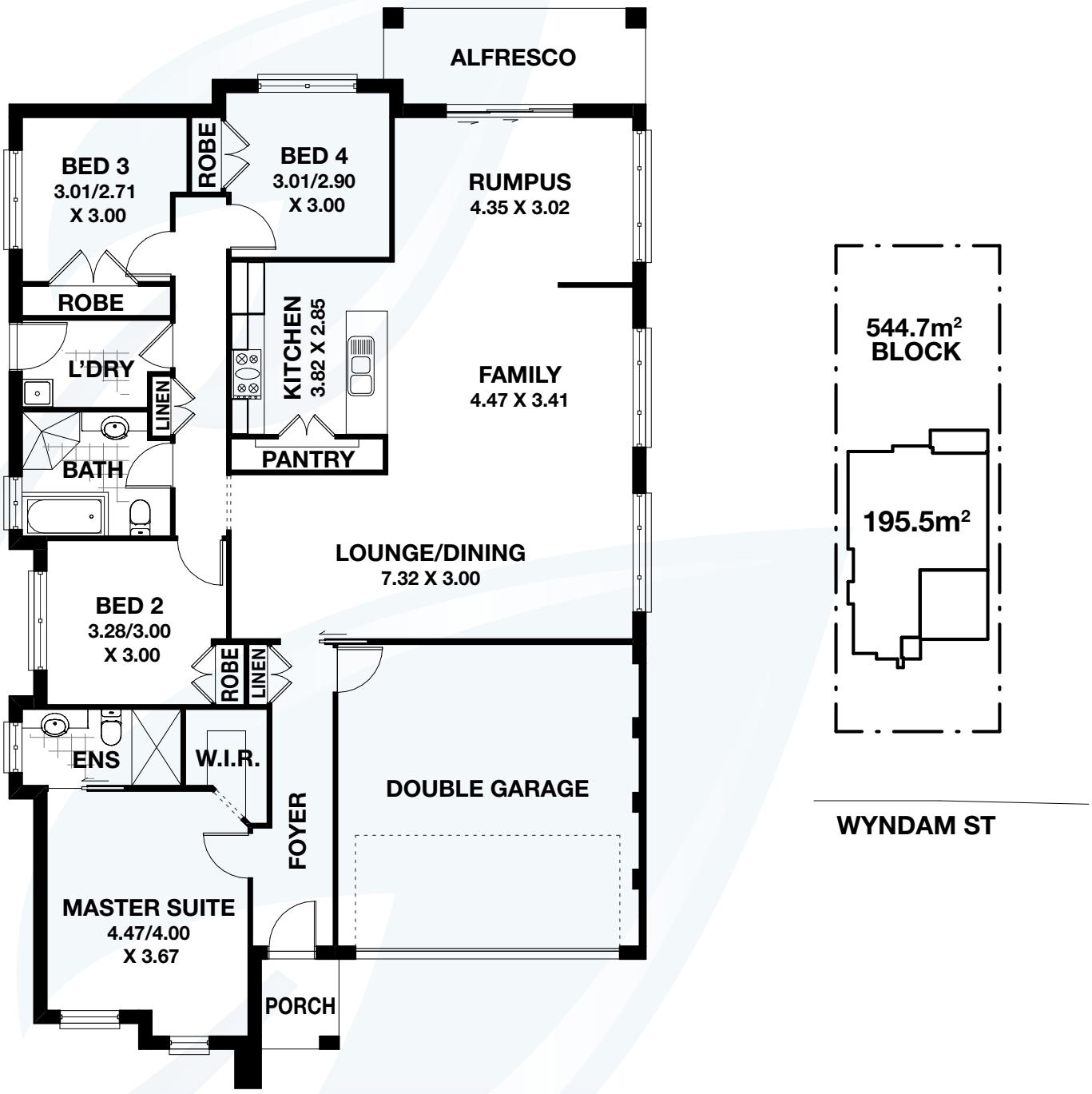
www.allcastlehomes.com.au

BUNYA 9629 4713 | KELLYVILLE RIDGE 8824 7620 | THE PONDS 9836 3033 | HOMEWORLD SOUTH 9606 2600 or 9606 2599
NEW HOMEWORLD 8824 7620 or 9629 4788 or 9629 4772 | ABERGLASSLYN 4932 5300 | THORNTON 4964 1800
Allcastle Homes Pty Ltd. BLN39371C ABN 12 057 761 378

Lot 22
Wyndham Street, Greta

Artist Impression for illustrative purposes only



HOMEWORLD KELLYVILLE – 18 Hartigan Ave Homeworld, Kellyville . . . . **9629 4799** or **9629 4772** or **9629 4788** or **8824 7620**
KELLYVILLE RIDGE – 48 Conrad Rd, Kellyville Ridge. **8814 7300**
HOMEWORLD SOUTH – 15 Halifax Way, Gledswood Hills . . . . . **9606 2600** or **9606 2599**
BUNYA – 11 Sir Hercules Parade Bunya, Doonside **9629 4713**
THE PONDS – Riverbank Drive, The Ponds **9836 3033**
ABERGLASSLYN – 107 Aberglasslyn Rd **4932 5300**
THORNTON – 2 Portabello Crescent (off Government Rd), Thornton **4964 1800**

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Lot 22
Wyndham Street, Greta

Allcastle Bonus House & Land Package

- Allcastle Homes Upgrade package including 20mm Quantum Quartz stone bench tops to kitchen and vanities
- Surface coloured/stencilled driveway within property boundary
- Kikuyu turf to front yard
- Sarking to underside of main roof tiles
- Soft closed ceramic toilet suites
- Mixer taps to vanities from builder's range
- Alarm system from builder's range
- Carpet and ceramic tiles from builder's range

External features

- Stylish façade.
- Sarking under roof tiles.
- Quality powder-coated aluminium window frames with clear glass.
- Keyed alike window locks.
- Kikuyu turf to front yard.
- Surface coloured/stencilled driveway within property boundary
- Garage doors: B&D Panelmasta from builder's range.
- Colorbond fascia and gutter. Downpipes: round PVC painted.
- TERM~guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection. To comply with Australian standards & warranty conditions, owner should have home inspected annually by an expert in termite treatments/TERM~guard operator.
- Ceramic floor tiling from builder's range to front patio. Concrete finish to rear patio.

Internal features

- Paint colours from Taubmans Bristol Custom Colour Selection chart. Two coat system with 2 internal colours and 2 external colours. Easycoat acrylic low-sheen to walls, flat Tradex ceiling white to ceiling, Hi Dura enamel gloss to woodwork and doors.
- External paint – 2 x external colours from Taubmans/ Bristol Custom Colour Selection chart. As per Ponds approval
- 90mm classic cornice to ceiling throughout.
- Single shelf and hanging rail to all robes.
- Internal doors from builder's range with chrome hinges.
- Pencil round gloss painted skirting and architraves throughout, 68mm x 12mm.
- Door stops fitted to all doors that open against a wall.
- Carpet from builder's range to habitable un-tiled areas.
- Ceramic tiles from builder's range to foyer, lounge/dining, family, kitchen and rumpus room.
- R1.5 stud wall insulation to external stud walls and R3.5 insulation to trussed main roof.

Kitchen features

- Vacuum form kitchen from Allcastle range.
- Stunning 20mm Quantum Quartz bench tops from builder's range.
- Chrome mixer tap from Allcastle range.
- Space & connection point for dishwasher under sink bench.
- Spacious pantry.

Electrical/appliance features

- Westinghouse PHR395 electric cooktop.
- Westinghouse POR663S stainless steel electric oven.
- Alarm system from builder's range.
- 20 double and 5 single power points. 26 light points with safety circuit. Light fittings from builder's range. 2 smoke detectors.
- Electric Solar Panel HWS from builder's range.

Bathroom/ensuite features

- Full fibreglass waterproofing.
- Toilets from builder's range.
- Tapware from builder's range.
- Hand-held showers on rail from builder's range.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.
- Fully moulded white acrylic rectangular bath to main bathroom.
- Square moulded vanities with chrome mixer tap from builder's range.
- Modern polished edge mirrors to full length of vanity.
- Stunning semi-frameless shower screens with clear laminated glass/aluminium frames.
- 1 chrome single towel rail to each bathroom and powder room from builder's range
- Ceramic Tiles: from our nominated supplier laid in standard rectangular pattern to wet area floors including laundry. One skirting tile to laundry and 1.8m high tiling to showers – including soap holder - wall heights similar to Display (heights may vary due to tile sizes) and metal floor wastes from our range. Tiling to kitchen splash back and area over hotplates.

Laundry features

- Hot and cold washing machine connections.
- Half-glass laundry door from builder's range.

Security and safety

- Smoke detectors as required & installed to Australian Standards.
- Earth leakage circuit breakers in metre box.
- Hot Water Service tempering valve to Australian Standards.
- Security locks to all windows & sliding doors.

2 Portabello Crescent,
off Government Road
Thornton

For further enquiries please phone **4964 1800** or **4932 5300**

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Lot 8
Filey Street, Greta

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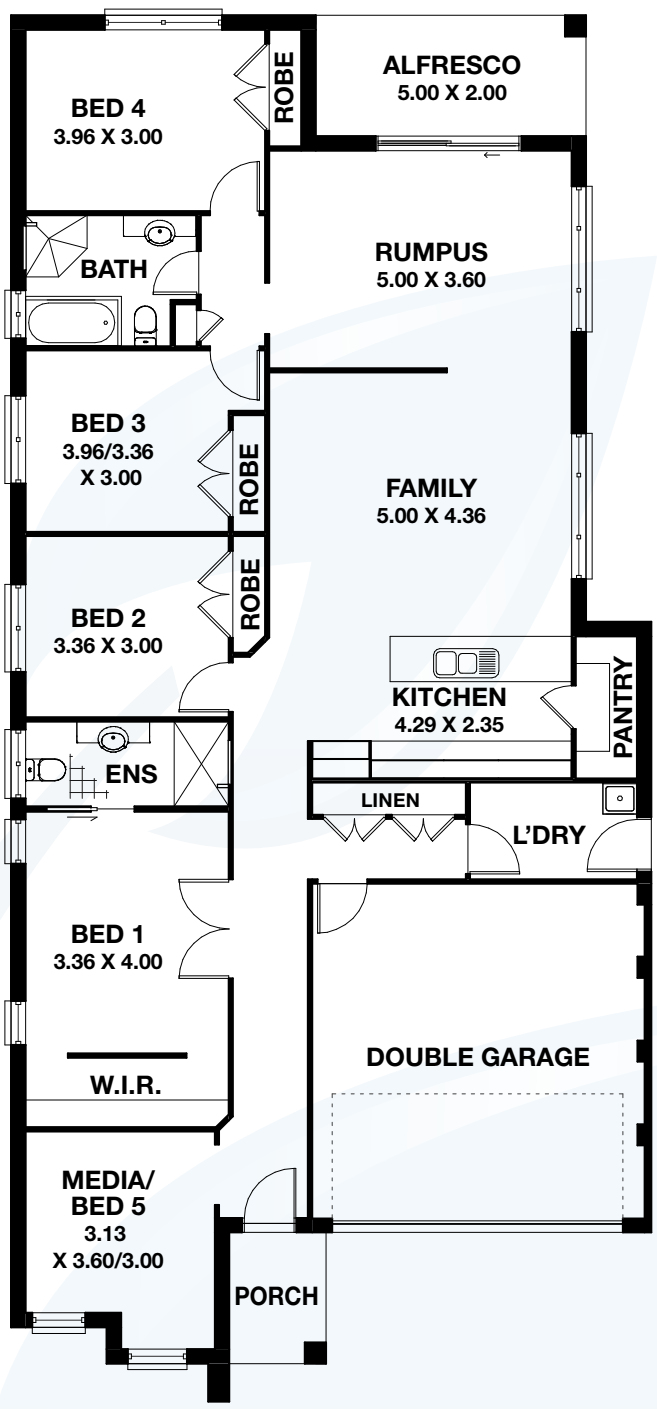

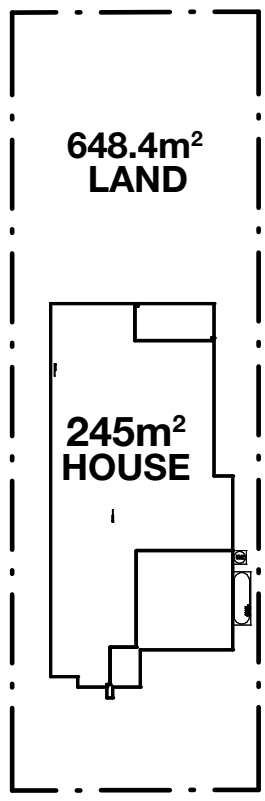

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Lot 8
Filey Street, Greta

Allcastle House & Land Package

- Surface coloured/stencilled driveway within property boundary
- Kikuyu turf to front yard
- Sarking to underside of main roof tiles
- Mixer taps to vanities from builder's range
- Alarm system from builder's range
- Carpet and ceramic tiling from Grande range

External features

- Stylish façade.
- Sarking under roof tiles.
- Quality powder-coated aluminium window frames with clear glass.
- Keyed alike window locks.
- Kikuyu turf to front yard.
- Surface coloured/stencilled driveway within property boundary
- Garage doors: B&D Panelmasta from builder's range.
- Colorbond fascia and gutter. Downpipes: round PVC painted.
- TERM~guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection. To comply with Australian standards & warranty conditions, owner should have home inspected annually by an expert in termite treatments/TERM~guard operator.
- Ceramic floor tiling from builder's range to front patio. Concrete finish to rear patio.

Internal features

- Paint colours from Taubmans Bristol Custom Colour Selection chart. Two coat system with 2 internal colours and 2 external colours. Easycoat acrylic low-sheen to walls, flat Tradex ceiling white to ceiling, Hi Dura enamel gloss to woodwork and doors.
- External paint – 2 x external colours from Taubmans / Bristol Custom Colour Selection chart. As per Ponds approval
- 90mm classic cornice to ceiling throughout.
- Single shelf and hanging rail to all robes.
- Internal doors from builder's range with chrome hinges .
- Pencil round gloss painted skirting and architraves throughout, 68mm x 12mm.
- Door stops fitted to all doors that open against a wall.
- Ceramic floor tiling from builder's range to entry, family, and kitchen, laid in standard rectangular pattern.
- Carpet from builder's range to habitable un-tiled areas.
- R1.5 stud wall insulation to external stud walls and R3.5 insulation to trussed main roof.

Kitchen features

- Vacuum form kitchen from Allcastle range.
- Stunning 20mm Quantum Quartz bench tops from builder's range.
- Chrome mixer tap from Allcastle range.
- Space & connection point for dishwasher under sink bench.
- Spacious pantry.

Electrical/appliance features

- Westinghouse electric cooktop PHR395U.
- Westinghouse electric oven POR663S.
- Westinghouse slide out recirculating rangehood WRF908IS.
- Alarm system from builder's range.
- 20 double and 5 single power points. 26 light points with safety circuit. Light fittings from builder's range. 2 smoke detectors.
- Instantaneous HWS from builders range.

Bathroom/ensuite features

- Full fibreglass waterproofing.
- Toilets from builder's range.
- Tapware from builder's range.
- Hand-held showers on rail from builder's range.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.
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